

### PLOT PLAN

NOTES:
1. ZONING CLASSIFICATION — GENERAL RESIDENCE

2. PLAN REFERENCES: MIDDLESEX REGISTRY OF PLAN BOOK 318 PAGE 47 3. LOCUS DEED:
MIDDLESEX REGISTRY OF DEEDS BK. 50664 PG. 30

ASSESSORS PARCEL 12-191
4. LOCUS LIES IN ZONE X AS SHOWN ON FIRM MAP COMMUNITY PANEL #250182 0418 E, DATED JUNE 4, 2010

FRONT SETBACK (REQUIRED) =  $20^{\circ}$  FRONT SETBACK (EXISTING) =  $15.5^{\circ}$  FRONT SETBACK (PROPOSED) =

SIDE SETBACK (REQUIRED) = 10'SIDE SETBACK (EXISTING) = 9'SIDE SETBACK (PROPOSED) =9'

REAR SETBACK (REQUIRED) = 20'REAR SETBACK (EXISTING) = 63.5'REAR SETBACK (PROPOSED)  $\approx 40'$ 

OPEN SPACE (MINIMUM) = 40% OPEN SPACE (EXISTING) = 4217/6532 = 64.6% OPEN SPACE (PROPOSED) =

LOT COVERAGE (MAXIMUM) = 30% LOT COVERAGE (EXISTING) = 1078/6532 = 16.5% LOT COVERAGE (PROPOSED) =

23 POPLAR STREET

# BELMONT, MASS.

SCALE: 1"=20' SEPTEMBER 16, 2015

C & G SURVEY COMPANY 37 JACKSON ROAD SCITUATE, MA. 02066

1-877-302-8440

	OWNER: DIANE RYAN	
	LOC. HOUSE NO. 23 POPLAR STREET	
	LOT NO. 12-191	-
	APP. NO.	
	DATE SEPTEMBER 16, 2015	
	SCALE 1" = 20"	
	REVISED	
FEET METERS	0 5 10 20 30	12.5

## Zoning Compliance Check List

Properties Located within the GR Zoning Districts
(To be Completed by a Registered Land Surveyor)

(To be Completed by a Registered Land Surveyor)	NO 49621
Property Address: 23 PORAR STREET	18 to state of
Surveyor Signature and Stamp: Date	1-142016

Surveyor	Signature and Stamp:		Da	te: /-/4-17/69
	Por \$4.	2 of the Zonina By	Lav.	The state of the s
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		Para and a second	6532	6012
Lot Frontage (feet)		and the same of th		40
Lot Area/Unit (sq. ft./d.u.)		3500	6532	6532
Lot Coverage (% of lot)		Angle of the second	17 19-	23 6 %
Open Space (% of lot)		401	6462	AV. SV
Setbacks: (feet)	> Front (9)	195	A Commence of the Commence of	19.0
	> 2nd Front Door (259	6) NA	NA	NA
	> Side/Side	10 10	9 1115	9 1.5
	> Rear	20	435	40
Building Height:	> Feet	33	259	26 6
	> Stories	2.3	3	3
1/2 Story (feet) (Per §1.4)	> Perimeter (50%)	67.4	MA	A A
	> Area (60%)	MA	NA.	111
	> Length (75%)	- V / /	NA	NA
	Parseo	of the Zonina By-		Action to the second se
HVAC:	Prohibited in Fron	t Yard and Side and	l Rear Setbacks	
Front Doors	Both Must Face S	treet <sup>(b)</sup>		
		STANDAR	STANDARD PROPOSED	
Curb Cut (C	ne per 70' Frontage) (c)	The state of the s		7

Front setback is equal to the average front setbacks of the abuiting properties on either side.

(b) The second unit's front door may be allowed to face the side yard only if the exteting structure is historically or architecturally significant.

A second curb cut may be allowed where the Applicant can demonstrate that creating a second curb cut is harmonious with the surrounding neighborhood.

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated